



Full Subdivision Application

Date: 06/25/2025

Applicant / Owner

| | | | |
|-------------------|-------------------------------------|--------|--------------------------------------|
| Applicant Name: | Allison Ahlert | Owner: | Twin Slides Development Partners LLC |
| Address: | PO Box 369 | Phone: | 901-283-8856 |
| City, State, Zip: | Driggs ID 83422 | | |
| Zip: | | | |
| Phone Number: | 208 354 1331 | | |
| Email: | allison.ahlert@harmonydesigninc.com | | |

Location

| | | | |
|--------------------|---|----------|----------------------------------|
| Site Address: | ANNEX CITY OF VICTOR SEC 10 T3N R45E | Parcels: | RPB3N45E106001 |
| City, State, Zip: | Victor ID 83455 | Zoning: | RS-5: Single-Family & Two Family |
| Legal Description: | RPB3N45E106610 | | |

Project Details

| | | | |
|-------------------|-------------------|---------------------|-----------------|
| Type: | Final Plat | Building Types: | detatched house |
| Subdivision Name: | Twin Slides | Open Space: | 0.8-acres |
| Street Names: | Windy Ridge Road | Floodplain: | No |
| Lots: | 40 | Other Applications: | No |
| Units: | 38 | What Applications: | |
| Total Sales Tax: | [Total Sales Tax] | | |

Project Description: Final Plat Phase 1 Twin Slides

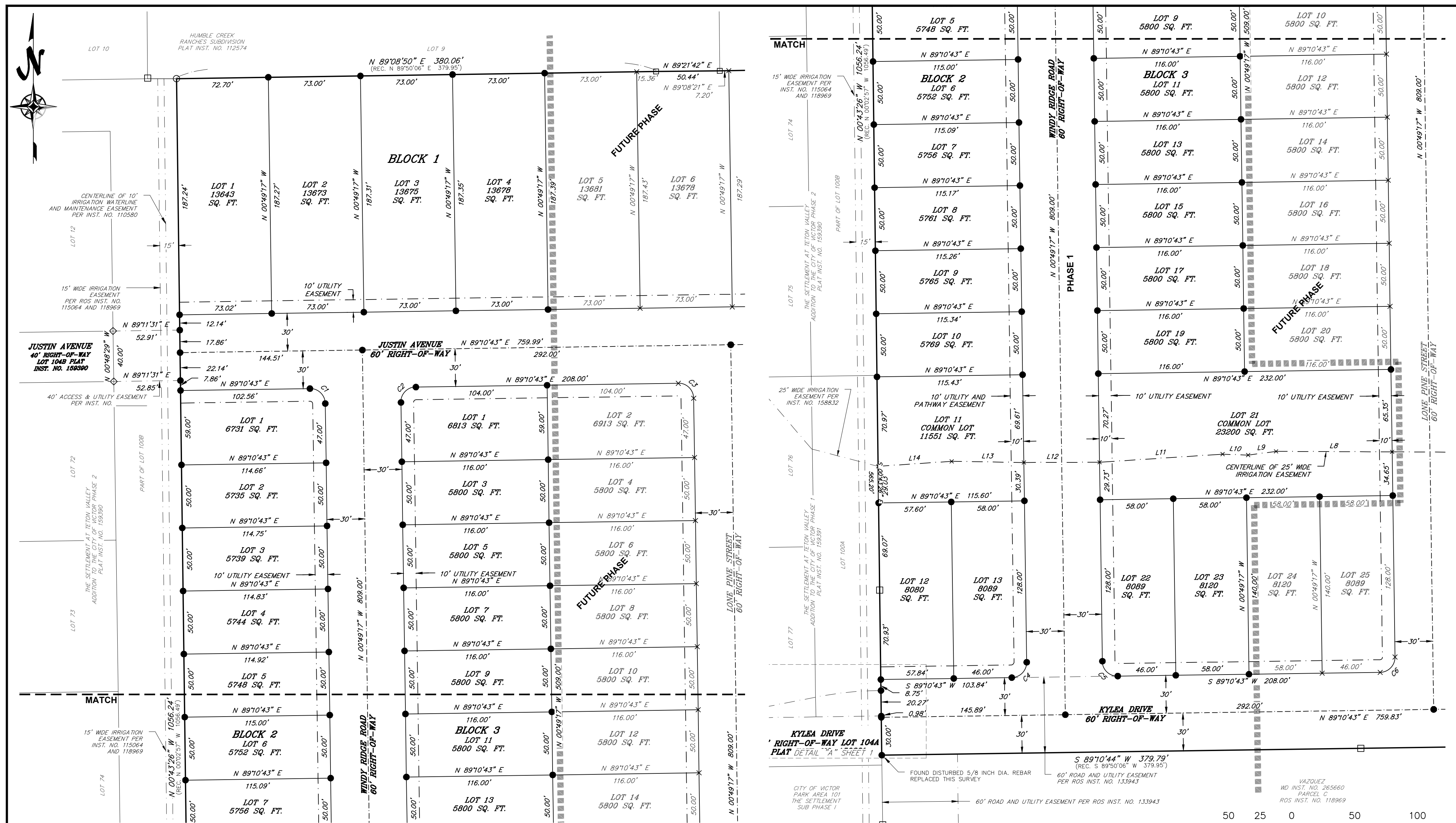
I do hereby certify that the information contained herein is true and correct.

allison ahlert

Name

06/25/2025

Date



- LEGEND**
- INDICATES A REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2860", FOUND THIS SURVEY
 - INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 6970", FOUND THIS SURVEY
 - ◇ INDICATES A 1/2 INCH DIAMETER REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 7481", FOUND THIS SURVEY
 - INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", SET THIS SURVEY
 - × INDICATES A CALCULATED CORNER FOR ORIENTATION PURPOSES

- SUBDIVISION BOUNDARY LINE
- VACATED BOUNDARY LINE
- LOT LINE
- QUARTER SECTION LINE
- ADJOINING BOUNDARY
- EASEMENT (AS NOTED)
- CENTERLINE OF ROAD
- RECORD EASEMENT (AS NOTED)
- PHASED SUBDIVISION LINE
- MATCH LINE
- DETAIL

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L8 | N 89°45'30" W | 91.98' |
| L9 | S 82°24'31" W | 22.35' |
| L10 | N 87°54'12" W | 20.25' |
| L11 | S 86°14'06" W | 97.75' |
| L12 | S 89°48'38" W | 60.00' |
| L13 | N 89°03'53" W | 57.20' |
| L14 | S 86°07'08" W | 58.45' |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| CT | 12.00' | 18.85' | 16.97' | S 45°49'17" E | 90°00'00" |
| C2 | 12.00' | 18.85' | 16.97' | N 44°10'43" E | 90°00'00" |
| C3 | 12.00' | 18.85' | 16.97' | S 45°49'17" E | 90°00'00" |
| C4 | 12.00' | 18.85' | 16.97' | S 44°10'43" W | 90°00'00" |
| C5 | 12.00' | 18.85' | 16.97' | N 45°49'17" W | 90°00'00" |
| C6 | 12.00' | 18.85' | 16.97' | S 44°10'43" W | 90°00'00" |



SCALE: 1" = 50'
(18" X 27" SHEET)

RECORDER'S CERTIFICATE

FINAL PLAT
TWIN SLIDES SUBDIVISION PHASE I
 Being all of Block 2 and a portion of Block 1 and Block 3
 LOCATED IN
 SECTION 10, T. 3 N., R. 45 E., BOISE MERIDIAN,
 CITY OF VICTOR, TETON COUNTY, IDAHO
 SHEET 2 OF 3



HARMONY
 DESIGN & ENGINEERING
 18 N MAIN STE 305 DRIGGS ID 83422
 208.354.1331 www.harmonydesigninc.com
 PROJ. #: 20196_PLAT-PHASE1; DATE JUNE 24, 2025

CERTIFICATE OF OWNERS

I, the undersigned owner and proprietor hereby certify that the foregoing subdivision of Parcel 1 B-W and Parcel 2 B-E conveyed by that Warranty Deed recorded as instrument number 289741, being identical to Parcels B-W and B-E of that Record of Survey recorded as instrument number 1,33943 in the Office of the Clerk and Recorder of Teton County, Idaho, as illustrated and described hereon, is with the free consent and in accordance with my desires;

THAT the name of the Subdivision shall be TWIN SLIDES SUBDIVISION PHASE 1;
THAT this Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions as recorded in accordance with the plat;
THAT this Subdivision is subject to any easements, rights-of-ways, reservations, and restrictions, of sight and/or record;
THAT access to this Subdivision shall be from State Highway 31, Settlement Drive, Kylea Drive and Justin Avenue;
THAT Lot 11, Block 2 and Lot 21, Block 3 are designated as common lots to be owned and maintained by the Twin Slides Homeowners Association;
THAT Kylea Drive, Windy Ridge Road and Justin Avenue within this subdivision as shown on this plat are dedicated as public streets;
THAT irrigation water has been provided from Trail Creek Sprinkler Irrigation Company, in compliance with Idaho Code 31-3805(1)(b), and lots within the subdivision will be entitled to irrigation water rights and will be obligated for assessments from Trail Creek Sprinkler Irrigation Company;
THAT this plat represents the subdivision of the following described tract of land;

A Parcel of land located in the East One-Half of the Southwest Quarter (E1/2SW1/4) of Section 10, Township 3 North, Range 45 East, Boise Meridian, Teton County, Idaho, being Parcel 1 B-W and Parcel 2 B-E as described on that Warranty Deed recorded as instrument number 289741, being identical to Parcel B-W and Parcel B-E as illustrated on that Record of Survey recorded as instrument number 1.33943 in the Office of the Clerk and Recorder of Teton County, Idaho, being described by metes and bounds as follows:

COMMENCING at the South Quarter Corner common to said Section 10 and Section 15 being marked by a steel pipe with a 3-1/2 inch diameter brass cap, being as described on that Corner Record recorded in said Office as instrument number 153868;
THENCE N 00°43'13" W, 602.44 feet, along East line of said SW1/4 to the Easterly corner common to Parcel B-E and Parcel C as illustrated on said Record of Survey, said corner being the POINT OF BEGINNING, being marked by a 5/8 inch diameter rebar with an aluminum cap inscribed "LS 6970";
THENCE S 89°10'43" W, 759.82 feet, along the South line of said Parcel B-E and Parcel B to a point of intersection with the east line of The Settlement Subdivision as illustrated on that Plat recorded in said Office as instrument number 159391 being marked by a 5/8 inch diameter rebar with an aluminum cap inscribed "LS 2860";
THENCE N 00°43'26" W, 1056.24 feet, along said East line to a point of intersection with the south line of Humble Creek Ranches Subdivision as illustrated on that Plat recorded in said Office as instrument number 112574 being marked by a 5/8 inch diameter rebar with an aluminum cap inscribed "LS 6970";
THENCE N 89°08'50" E, 380.06 feet, along said south line to a point being marked by a rebar with an aluminum cap inscribed "LS 2860";
THENCE N 89°21'42" E, 50.44 feet, continuing along said south line to a point being marked by a rebar with an aluminum cap inscribed "LS 2860";
THENCE N 89°08'21" E, 329.53 feet, continuing along said south line to a point of intersection with the west line of Tract 1 as illustrated on that Record of Survey recorded in said Office as instrument number 107584 being marked by a rebar with an aluminum cap inscribed "LS 2860";
THENCE S 00°42'46" E, 539.31 feet, along said west line to the northwest corner of Parcel 1 as illustrated on that Record of Survey recorded in said Office as instrument number 148204 being marked by a 1/2 inch diameter rebar with a plastic cap inscribed "LS 2860";
THENCE S 00°42'46" E, 239.34 feet, along the west line of said Parcel 1 to the northwest corner of Parcel 2 as illustrated on said Record of Survey being marked by a rebar with an aluminum cap inscribed "LS 6970";
THENCE S 00°42'46" E, 277.86 feet, along the west line of said Parcel 2, to the POINT OF BEGINNING;

Said Parcel encompasses 18.43 Acres, more or less.

TWIN SLIDES DEVELOPMENT PARTNERS LLC _____ MANAGING MEMBER _____ DATE _____

STATE OF IDAHO) _____
(SS)
COUNTY OF TETON)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 2025.
Witness my hand and official seal.

Signature of Notary

Name (printed)

Residing at:
My commission expires:

SURVEYOR'S CERTIFICATE

I, Patrick W. Gilroy, a do hereby certify that I am a land surveyor licensed by the State of Idaho, and that this plat was made from notes taken during an actual survey performed under my direction during the months of March 2021 through _____, 2025, and from records on file with the Office of the Clerk and Recorder, Teton County, Idaho, and that this plat represents Twin Slides Subdivision as described in the "Certificate of Owners". That this plat correctly represents the points and corners found at the time of said survey and is in conformity with the State of Idaho codes relating to Plats and Surveys;

Patrick W. Gilroy
Idaho Professional Land Surveyor, License Number 19140
Dated this _____ day of _____, 2025



TETON COUNTY, IDAHO FIRE MARSHAL

I hereby certify that the provisions for fire protection shown on this plat meet the Teton County, Idaho Fire Code and have been approved by my department.

Teton County Fire Marshal _____ Date _____

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer lines have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Eastern Idaho Public Health, EHS _____ Date _____

TETON COUNTY TREASURER CERTIFICATE

I, the undersigned Teton County, Idaho Treasurer have reviewed this plat per requirements of Idaho Code 50-1308, and hereby certify that all taxes for the property shown and described on this plat are current.

Teton County Treasurer _____ Date _____

TETON COUNTY ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the date show, at which time this subdivision was approved and accepted for filing.

Teton County Assessor _____ Date _____

PLANNING AND ZONING APPROVAL

This plat was presented to the Teton County, Idaho Planning and Zoning Administrator for their acceptance and approval on the following date.

Planning and Zoning Administrator _____ Date _____

CITY OF VICTOR, IDAHO APPROVAL

We, the Officials of the City of Victor, Idaho have hereby approved the Twin Slides Subdivision Phase 1 Plat.

Mayor, City of Victor, Idaho _____ Date _____

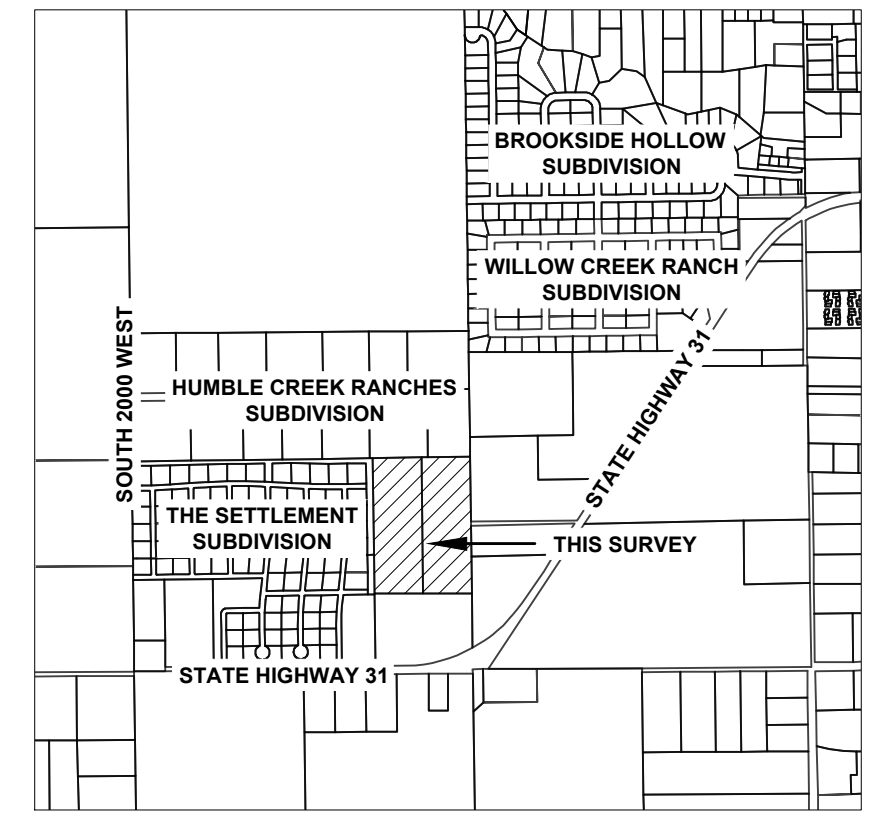
Attest: City Clerk _____ Date _____

Planning and Zoning Administrator _____ Date _____

CERTIFICATE OF PLAT REVIEW

I, the undersigned, being a licensed surveyor in the State of Idaho, did review this plat and find that it complies with Idaho and Teton County, Idaho codes and approve this plat to be recorded.

Teton County Review Surveyor _____ Date _____



VICINITY MAP
NOT TO SCALE

OWNER:
TWIN SLIDES DEVELOPMENT PARTNERS LLC
1285 WEST 7000 SOUTH
VICTOR, IDAHO
83455

ENGINEER & SURVEYOR:
HARMONY DESIGN, INC
18 N. MAIN, STE 305
DRIGGS, ID 83422

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SHEET 3 OF 3